



**PARK CITY SPECIAL COUNCIL MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, UTAH 84060**

September 5, 2025

The Council of Park City, Summit County, Utah, met in open meeting on September 5, 2025, at 11:00 a.m. in the Council Chambers.

SPECIAL MEETING

I. ROLL CALL

Attendee Name	Status
Mayor Nann Worel Council Member Bill Ciraco Council Member Ryan Dickey Council Member Ed Parigian Council Member Jeremy Rubell Council Member Tana Toly Matt Dias, City Manager Margaret Plane, City Attorney Michelle Kellogg, City Recorder	Present
None	Excused

II. WORK SESSION

1. Discuss Design and Strategy Preferences for the Bonanza 5-Acre Site Redevelopment:

Steve Swisher and Lisa Swisher, GTS Development, Joel Jennings and Van Lewis, Method Architecture, and David Brint, Nick Carney and Carly Brinla, Brinshore Development, presented this item. Swisher stated these planning meetings would hopefully result in construction beginning fall 2026. He noted the goal for the development was to break down massing and vary the heights of buildings. There would be a landscape buffer on the street. The Council liked the sample drawings for the mountain themed buildings. Council Member Toly clarified the buildings would all look different for variety.

Steve Swisher focused on the village green and laid out the dimensions. He noted the transit lane at the corner of Bonanza that would be north/south facing. Council Member

Dickey asked what would be in the green space. Swisher stated that was intended to be a flexible use lawn that could be changed to allow an event. He suggested some climbing boulders on part of the area for children to recreate. It was indicated part of the green space would have a step down from one section to another. Other ideas for that space included a splash pad or ice rink, depending on the season. He noted public restrooms would be incorporated on the corner of Kearns Boulevard.

Steve Swisher stated the buildings on Bonanza would be retail or nonprofit uses that would have doors on both Bonanza and the green space. Buildings on Kearns would be six live and work units, and the other building on the southwest would be for tenant services. He noted it was beneficial having a drop-off next to Munchkin. Council Member Rubell stated a daycare wasn't guaranteed, and that the space should be designated for a non-profit. Swisher stated it would be set up to be nonprofit, education, or retail. Council Member Rubell hoped that space would be an arts space. Regarding a daycare, the Council learned capacity was no longer an issue, so he didn't know if a daycare was the best use for that area. Brinla indicated this was a family space and they were gearing amenities toward families. Council Member Rubell stated there was a strong desire from the community to have arts in that area and he asked that arts be considered. Council Member Toly felt art needed to be part of the conversation, but they didn't know what the daycare need would be in three years. Brinla indicated investors liked daycares and tended to put funds to those projects.

Steve Swisher asserted art would be mixed in throughout the development. There was discussion on the different sizes of retail spaces to accommodate a variety of needs. Council Member Rubell asked about the education space. Swisher stated they allocated 7,000 square feet for that use, and they felt that was a significant size. He thought it could fit in a variety of spots on the site. They talked to the university and the arts groups and people were excited about the opportunity. The Council asked to hear from these groups. Swisher discussed possibilities for the corner of Kearns and Bonanza, including the Olympic Flame and a coffee shop with a deck. For the south end of the site, he imagined a restaurant with a deck. He didn't recommend having a lot of restaurants since there were many in this area. Mayor Worel asked how deliveries would be made into those spaces. Swisher stated he needed to work through that but felt the bus lane could be used at certain times. Council Member Toly asked about trash pickup. Swisher stated the apartments above the retail spaces would have trash chutes going into tubs and then those would be moved to a pickup area.

Council Member Parigian stated there needed to be a reason for people to come back and he thought having little cafes or grab and go food places would be good. Katie Wilking, Berkshire Hathaway, stated people were looking for more of a restaurant set up, but they could get a nice tenant mix.

Steve Swisher stated this design was set up with 70% open space and he thought the village green with the programmable area was important. He noted that green space was more than two acres. He indicated maintaining grass in an event area was hard

and stated some possibilities for that area were inground electrical and water boxes so tents could plug in. There would also be night lighting. Council Member Parigian asserted events would not be the main use for the common area. Swisher stated for day-to-day use, there could be a picnic area and benches, as well as planters. They could have tables and chairs for shared outdoor dining too. He felt the zone would be very active.

Steve Swisher reviewed the residential density for the site depending on the building height approved. Brinla displayed a chart with the different AMIs at the lowest density option of three stories with 106 units. This model would be more expensive to build and would have less parking. Council Member Rubell asked what the recommendation would be if they just focused on workforce housing. Brinla responded the 50%-80%AMI should be the focus in that scenario. Brint stated most workforce housing was above 60% and affordable housing was under 60%. He felt this was a mixture of those groupings. Council Member Rubell asked to see another option that reflected Park City's workforce. Brinla asserted she could do that. Brint indicated he would bring a profile of those in the different AMI groups. Council Member Rubell referred to the LITHC funding and asked if there was another funding option if they didn't get LITHC funding. Brinla stated they would request the 4% LITHC which was much easier to get. The harder funding was the soft money, like state tax credits. Lowering density would help this project's funding.

Council Member Ciraco asked what the research showed for a teacher's salary in Park City, to which Brinla indicated \$70,000 and noted new teachers made less than that. He asked why market rate units cost more to build, to which Brinla replied it was more expensive because there was no tax credit or LITHC funding to offset the cost. Council Member Dickey asked why the market rate units were classified as 80%-120% AMI and why they were discounted in these mixed income projects, noting these would be new rental units and he thought they would rent for more. Brinla indicated that from experience they found that units within these projects had to be discounted at least 10%. Brint stated they could look at that and see if that was the case for Park City. Based on the current rental inventory, Council Member Dickey didn't think those rates would hold. He also asked if the units could be deed restricted. Brinla stated that was possible, but people could be forced to move when their income exceeded the limit. Another barrier with deed restrictions was the requirement to verify income.

Mayor Worel asked about the feasibility of one parking space for a four-bedroom unit. Brinla indicated they could build more parking or rely on street parking. Council Member Parigian preferred to overpark the project. Brinla stated having one four-story building option could give the project 10 additional units and having two four-story buildings would give 20 additional units. Council Member Parigian asked if less funding would be required from the City if there were more units in the project. Brinla stated the City would contribute the \$30 million that it committed plus \$100,000 per market rate unit built.

Council Member Dickey didn't object to a four-story building on Munchkin. Council Member Ciraco supported two four-story buildings. Council Member Parigian supported two four-story buildings. Steve Swisher stated there would be solar on some of the buildings, and they were really focusing on views and daylighting coming into the units. Council Member Rubell supported the Kearns building as a four-story. Council Member Ciraco noted that seeing the sight lines would help him to be able to make a better decision. Swisher stated he went to the site and there was a nice view of the mountains. Council Member Toly supported one four-story building. Council Members Dickey and Parigian didn't want the project to seek exceptions to the code. Brinla summarized the majority of Council supported one four-story building as long as sight lines were maintained.

Steve Swisher referred to the parking diagram and indicated the bus lane and trash area would limit underground parking to approximately 300 stalls. Bicycles would be stored on the plaza level. Council Member Rubell thought this area was a great place to capture vehicles since there was a transit stop here, and it was a central location. He asked if this project could accommodate a transit use with easy access from the garage to where the buses would be staged. Brinla stated another elevator could be installed by the bus stop. Swisher indicated there would be an elevator from residential to the garage and an elevator from the village green to the garage. Council Member Parigian asked about the cost of an elevator. Brinla stated a two-level elevator would cost \$300,000 and annual maintenance was \$8,000-\$10,000. She noted they would gate the residential area of the parking garage. Council Member Rubell thought shared parking could be worked on. Swisher explained a two-level parking garage would require ramps and he estimated a total of 500 spaces for that scenario.

Mayor Worel asked about trash and recycling pick up. Swisher stated the width of the fire lane was doubled so there was room to have landscaping, a sidewalk, and a place for a dumpster corral. Council Member Toly asked for a cost estimate for a two-level parking garage. Brinla stated currently the cost was \$75,000 per stall on the first floor, but higher for the lower level, and estimated \$120,000-\$125,000 per stall there. Council Member Rubell asked about revenue to offset the cost of parking. Brinla indicated the City could enter into an operating agreement with Brinshore where the City collected parking revenue and then paid Brinshore a monthly payment. Brinla stated if there was a high water table, the parking garage cost would increase. Swisher noted the water table was higher during spring runoff and they would build the garage like a boat. There would also be pumps in some buildings. Council Member Rubell thought the expanded parking garage was a great way to get cars off the narrow streets of Old Town.

It was indicated the consultants would get the following information to the Council at the next meeting: unit AMI mixes, parking garage build out cost, solar and view studies, and an exterior design. There would be public input at the September 24 meeting, and an additional meeting would be scheduled in October for final approval. Council Member Rubell asked for potential programmers for the art and education spaces to come talk about what they envisioned.

III. ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder

APPROVED 09-25-2025

Bonanza 5-Acre Redevelopment

Council Work Session 2: Options



Vision Plan Process

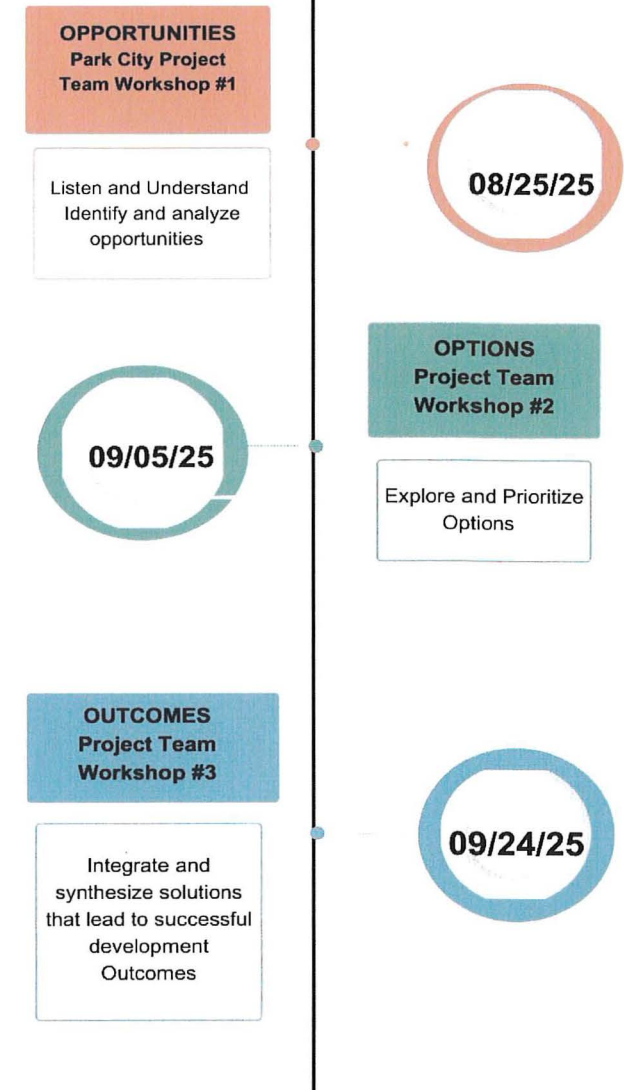
Mission: Create a shared vision for a locally focused mixed-use development that will enhance Bonanza Park as a great place to live, work, and play.

We will explore:

- Opportunities
- Options
- Outcomes

PURPOSE & PROCESS

Timeline, Delivery & Schedule



Bonanza 5 Acre Redevelopment Council Work Session 2

Options:

- Listen
- Learn & Share
- Explore Options

For a shared vision forward.

PURPOSE & PROCESS

Agenda:

- Site context
- Sense of Place
- Mountain Town Identity
- Community Open
- Commercial, Non-profit Programming
- Site Planning
- Density & Building Heights
- Unit Mix & Affordability
- Parking Strategies
- Conclusion & Next Steps



Mixed Use

Create a mixed use neighborhood with livability in mind.



User-Friendly

Create a safe & intuitive network for pedestrians, cyclists, and transit users.



Cultural

Weave arts and culture into the community fabric.



Local

Support locally-owned business & entrepreneurship.



Inclusive

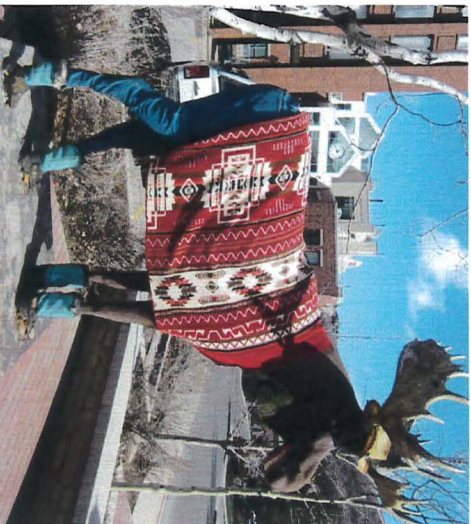
Expand the availability of affordable and workforce housing units.



Green

Create a more welcoming and sustainable community.

PURPOSE & PROCESS



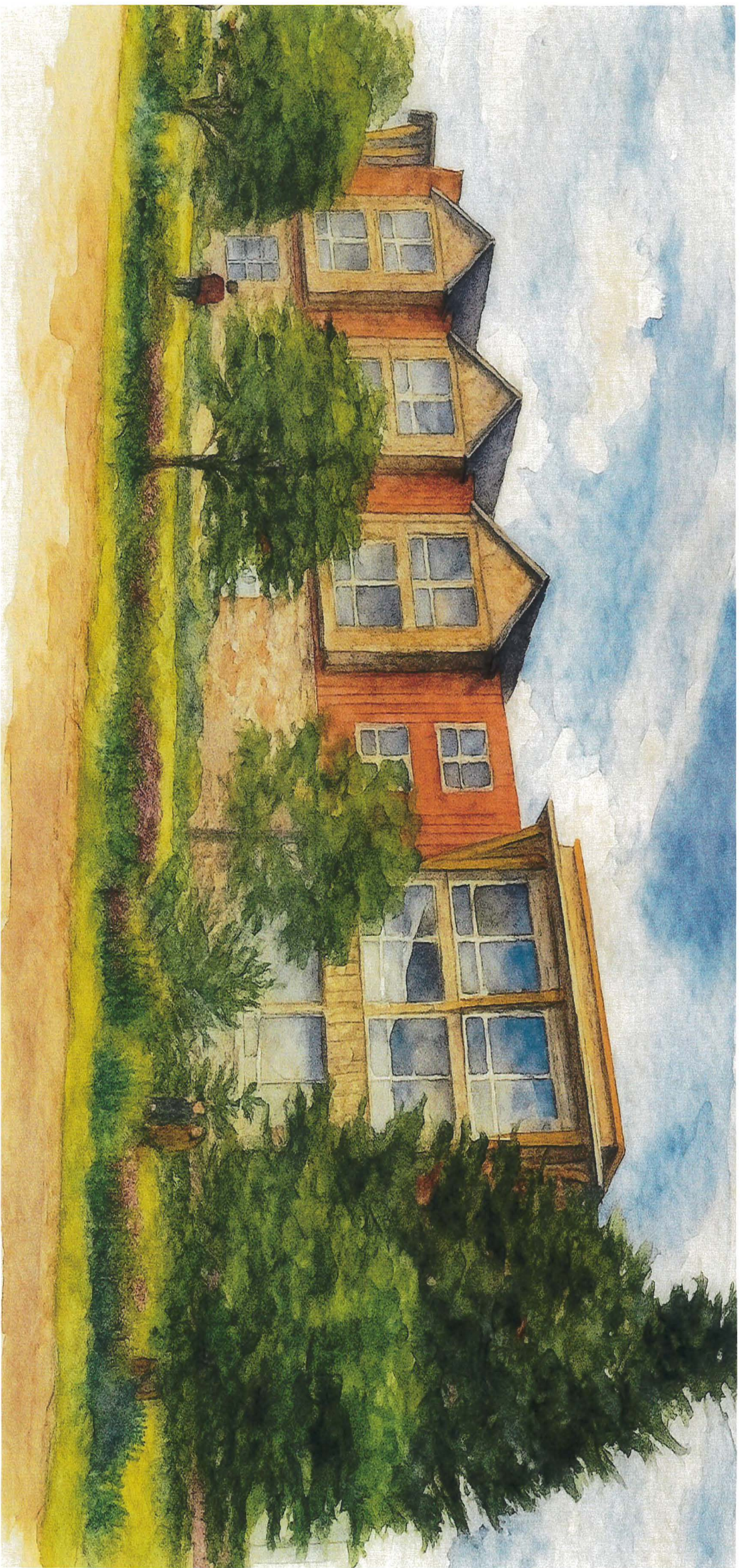
- ## Mountain Town Village Concept
- Community Gathering Space
 - Locally Focused
 - Accessible
 - Day to Day Neighborhood Uses
 - Naturally Activated
 - Great place to live, work & play



MOUNTAIN TOWN VILLAGE CHARACTER SKETCH



MOUNTAIN TOWN VILLAGE CHARACTER SKETCH

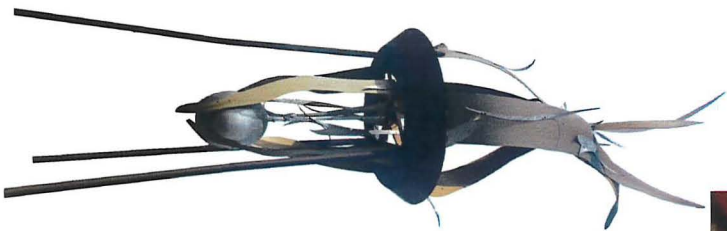
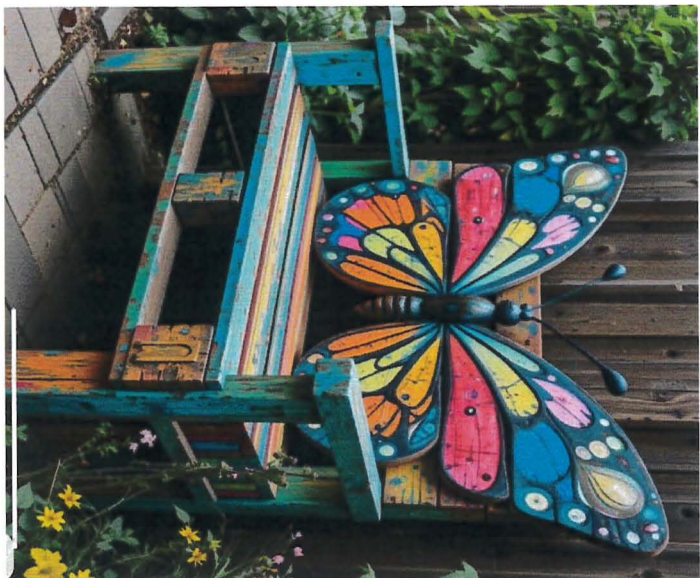
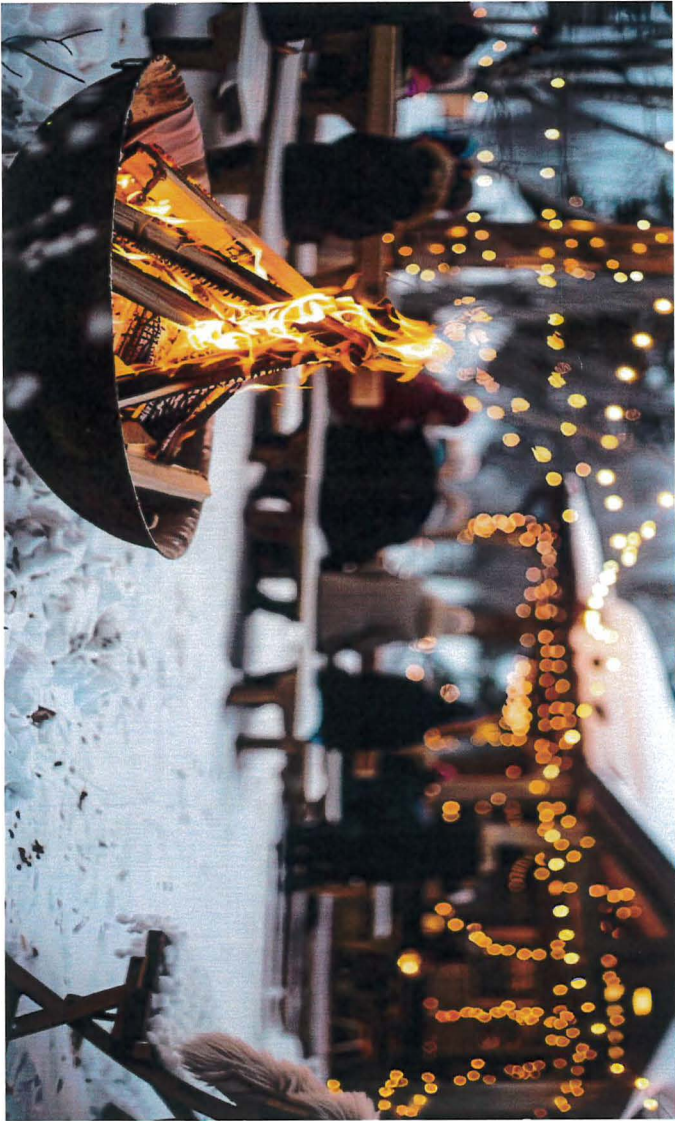
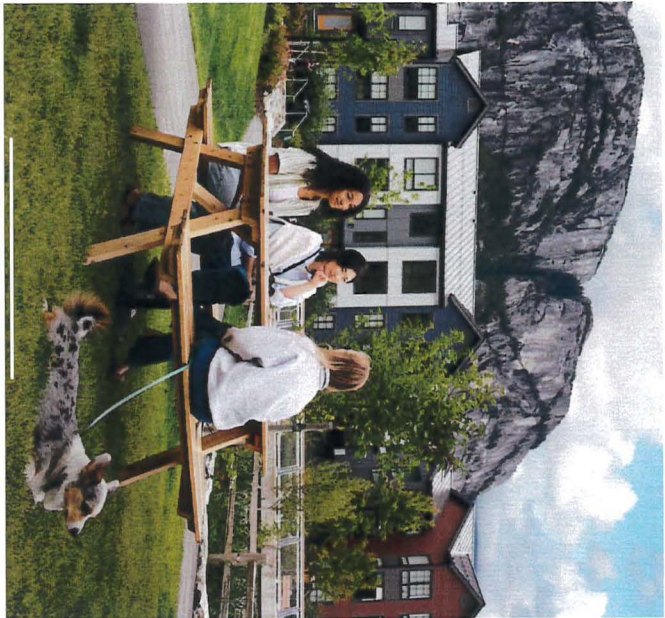
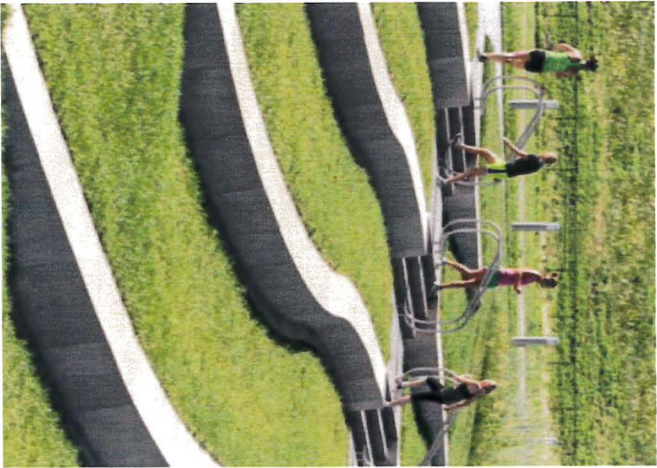


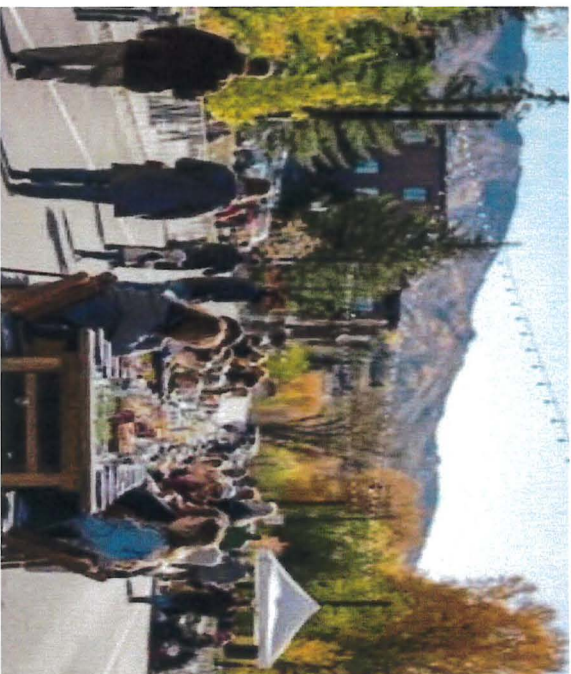
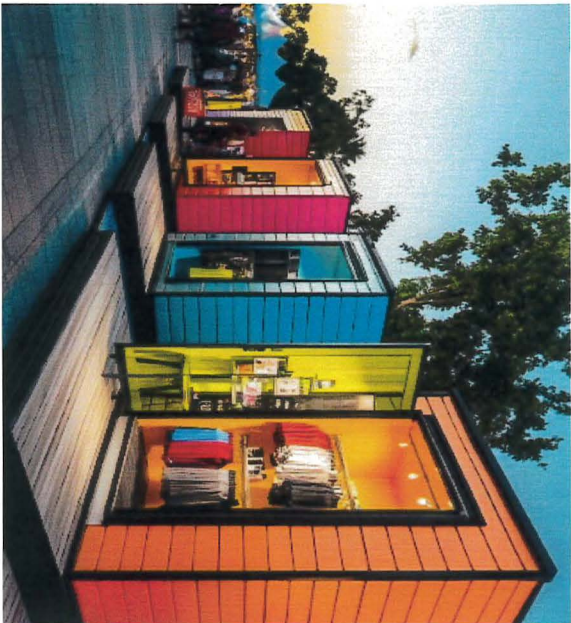
MOUNTAIN TOWN VILLAGE CHARACTER SKETCH



Mountain Town Village Concept Plan

- Multi-use Event Lawn
- Linear Playscape
- Multi-use Pathways
- Pedestrian Respite Areas
- Public Art
- Splash Pad
- Dining
- Small Amphitheater
- Gathering Space





Flexible Multi-Use Space

- Pop-up shops
- Winter Market
- Farmers Market
- Games
- Small Art Shows
- Live Music

COMMUNITY OPEN SPACE



DENSITY & BUILDING HEIGHTS

- All 4 Stories
156 Units
- 3 Stories on
Bonanza
126 Units
- 3 Stories on
Bonanza & Kearns
-115 Units
- All 3 Stories
106 Units

3-Story Option (Roughly!)

	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	TOTAL
30% AMI	2	4	3	1	10
40% AMI	2	3	3	1	9
50% AMI	7	7	6	1	21
60% AMI	6	12	5	1	24
70% AMI	3	6	2	1	12
80% AMI	3	4	2	0	9
Market Rate	7	8	5	1	21
TOTAL	30	44	26	6	106 (220 BRs)

- Add \$100K per MR Unit
- Parking Stalls: 225
 - 44 for Employees, 106 for Residents, 5 for PM Staff, 70 for Visitors

One 4-Story Building Option (Roughly!)

	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	TOTAL
30% AMI	2	4	3	1	10
40% AMI	2	5	3	1	11
50% AMI	7	8	6	1	22
60% AMI	6	12	7	1	26
70% AMI	3	6	3	1	13
80% AMI	3	4	2	1	10
Market Rate	7	10	5	1	23
TOTAL	30	49	29	7	115 (243 BRs)

- Add 100K per MR Unit
- Parking Stalls: 234
 - 44 for Employees, 115 for Residents, 5 for PM Staff, 70 for Visitors

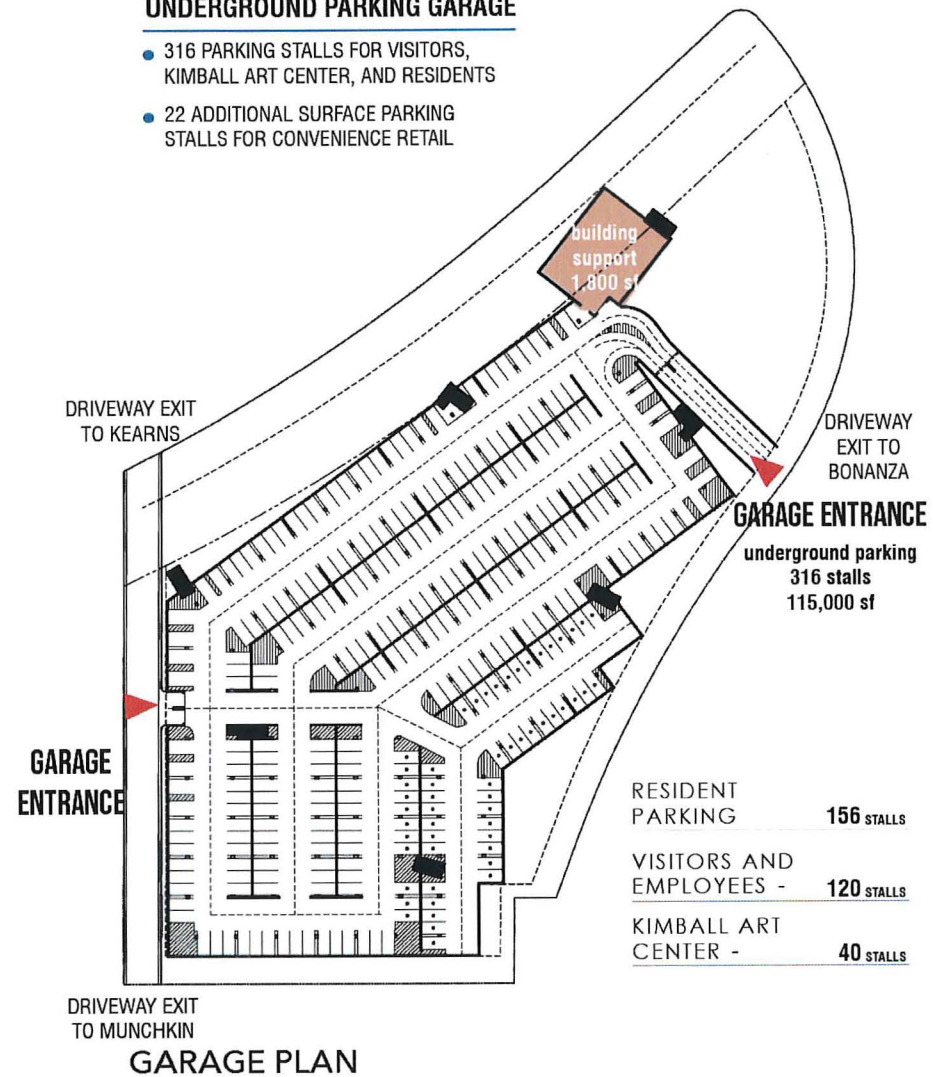
Two 4-Story Buildings Option (Roughly!)

	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	TOTAL
30% AMI	2	4	3	1	10
40% AMI	2	5	3	2	12
50% AMI	7	8	7	2	24
60% AMI	6	12	9	1	28
70% AMI	3	6	4	2	15
80% AMI	3	5	2	1	11
Market Rate	7	12	6	1	26
TOTAL	30	52	34	10	126 (276 BRs)

- Add \$100K per MR unit
- Parking Stalls: 245
 - 44 for Employees, 126 for Residents, 5 for PM Staff, 70 for Visitors

UNDERGROUND PARKING GARAGE

- 316 PARKING STALLS FOR VISITORS, KIMBALL ART CENTER, AND RESIDENTS
- 22 ADDITIONAL SURFACE PARKING STALLS FOR CONVENIENCE RETAIL



- Parking Required @ 156 Units – 275 Stalls
- Parking Full Level 300 Stalls +/-
- Parking 2 Levels 500 Stalls +/-

PARKING STRATEGY

Discussion Recap

- Items with high level of concurrence
- Identify items that need more thought/future discussion
- Next Meeting: Options 09/24/25

CONCLUSION & NEXT STEPS

- Site Context
- Sense of Place
- Community Open Space Planning
- Commercial, Non-Profit, & Tenant Services
- Density & Building Heights
- Unit Mix & Affordability
- Parking Strategies